1/2

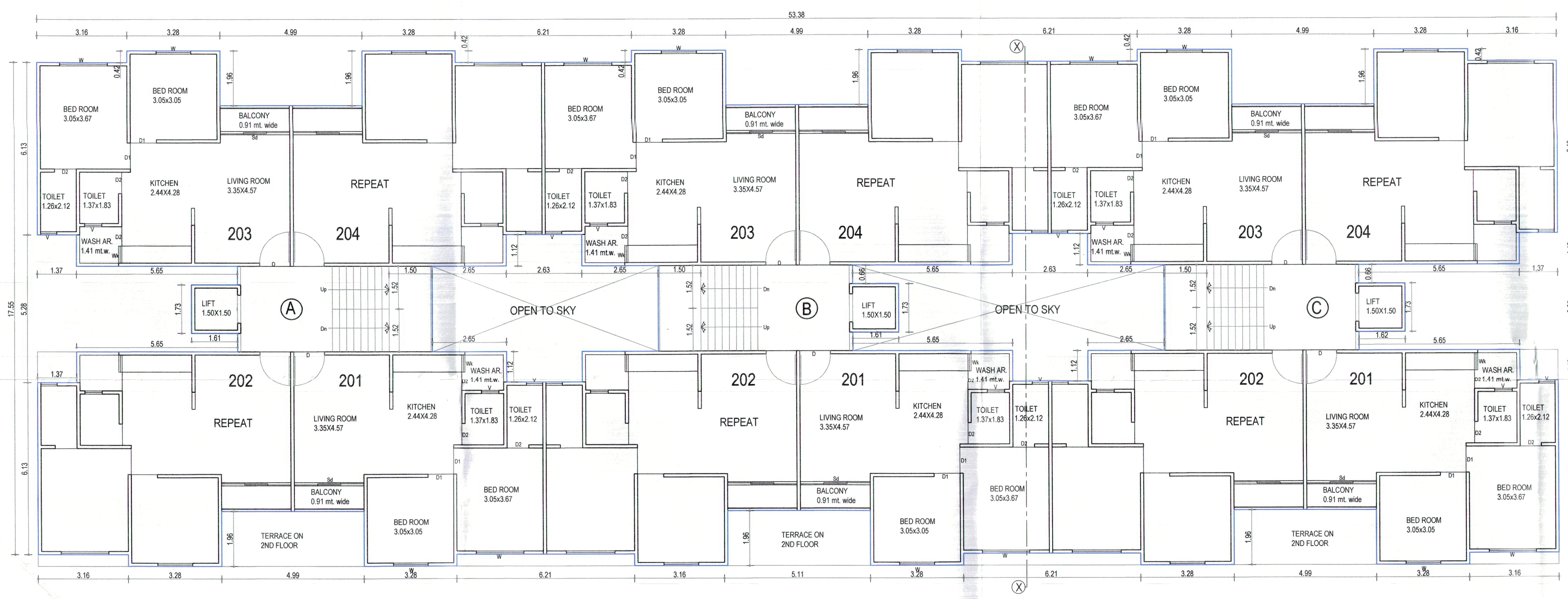
Approved Subject to Condition laid Down in Building Permission.

PARKING STATEMENT		PARKING STATEMENT	
PARKING - 01	324.74 smt.	PARKING - 07	89.41 smt.
PARKING - 02	024.18 smt.	PARKING - 08	66.63 smt.
PARKING - 03	028.40 smt.	PARKING - 09	70.24 smt.
PARKING - 04	484.09 smt.	PARKING - 10	69.20 smt.
PARKING - 05	343.35 smt.	PARKING - 11	126.29 smt.
PARKING - 06	184.24 smt.	PARKING - 12	40.69 smt.

total par. area = [1851.46 smt.](1810.77 exis.)+(40.69 prop.)

PARKING AREA STATEMENT IN SQ.MT .

TOWER	AS ZONE CALCULATION	RESI USED FSI AREA	COMM USED FSI AREA	REQ.PARKING AREA	PROP.PARKING AREA
A,B,C	AS PER (RAH)	4115.95		823.19 (20%)	1851.46
			770.96	385.48 (50%)	
D,E	AS PER (RAH)	3001.10		600.22 (20%)	
			0.00	0.00	
TOTAL		7117.05	770.96	1808.89	1851.46

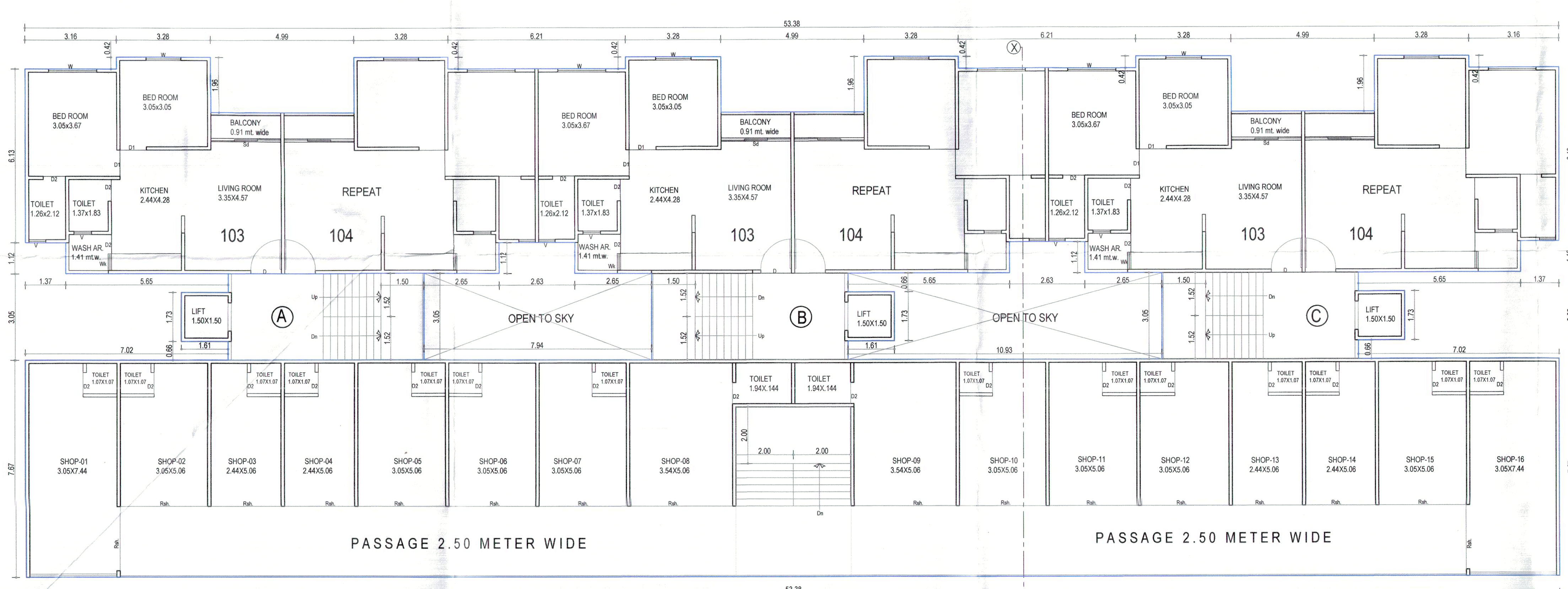


TOWER-ABC

[12 FLATX 4 FLOOR = 48 FLATS]

TYPICAL FLOOR PLAN [2nd to 5th. fl][existing]

RESI.BUILT UP AREA : 797.52 X 4 = 3190.08 SQ.MT.
RESI.F.S.I. AREA : 726.81 X 4 = 2907.24 SQ.MT.
RESI.STAIR+LIFT+PASS. : 23.57 X 3 = 70.71 SQ.MT.

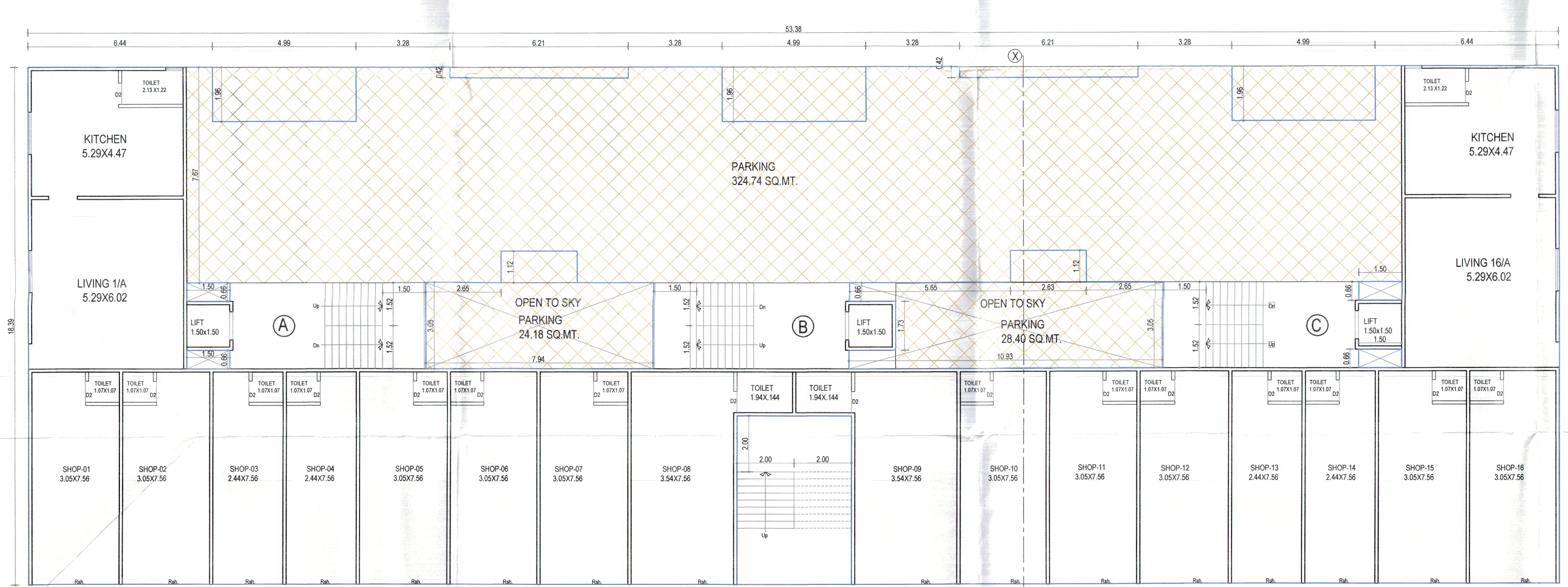


TOWER-ABC

[16-SHOPS+06-FLAT]

FIRST FLOOR PLAN[existing]

COMM.BUILT UP AREA : 409.49 SQ.MT.
RESI.BUILT UP AREA : 434.14 SQ.MT.
TOTAL BUILT UP AREA : 843.63 SQ.MT.
COMM.F.S.I. AREA : 385.48 SQ.MT.
RESI. F.S.I. AREA : 363.44 SQ.MT.
TOTAL F.S.I. AREA : 748.92 SQ.MT.
STAIR+LIFT+PASS. : 94.71 SQ.MT.



TOWER-ABC

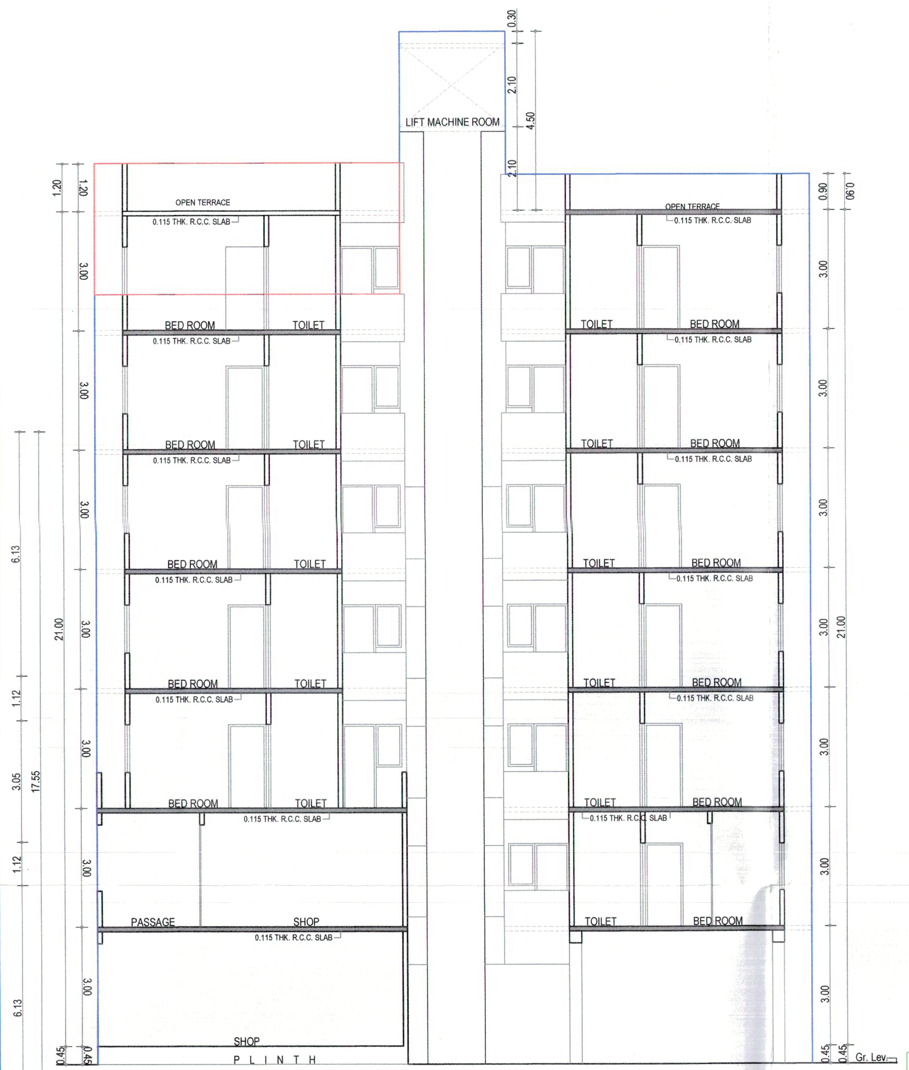
[16-SHOPS+2 RESI.+PARKING]

SCALE : 1.00 CM. = 1.00 MT.

GROUND FLOOR PLAN[alteration]

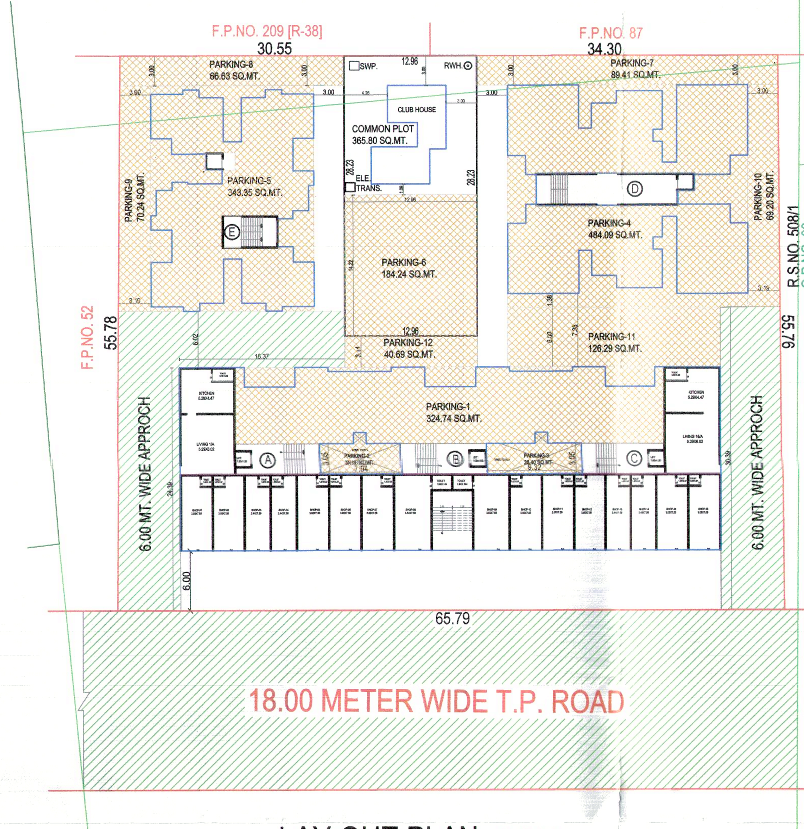
TOTAL BUILT UP AREA : 882.27 SQ.MT.
COMM.BUILT UP AREA : 409.49 SQ.MT.
RESI.BUILT UP AREA : 472.79 SQ.MT.
F.S.I. AREA : 385.48 SQ.MT.[comm.]
F.S.I. AREA : 118.47 SQ.MT.[resi.] change of use
PARKING AREA : 324.74+24.18+28.40 =[377.32 SQ.MT.]

NORTH



TOWER-ABC

SECTION X-X

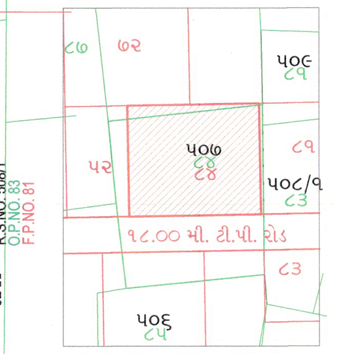


18.00 METER WIDE T.P. ROAD

LAY OUT PLAN

SCALE : 1.00 CM. = 4.00 MT.
R.S.NO. 507, O.P.NO. 84
F.P.NO. 84, T.P.NO.-44 [bapod]

NORTH



KEY PLAN

SCALE : 1.00 CM. = 20.00 MT.
R.S.NO. 507, O.P.NO. 84
F.P.NO. 84, T.P.NO.-44 [bapod]

NORTH

DENSITY
REQ. : 10,000 / 225
FP.NO :- 84 : 3642 = ?
81.95 = 82 DWELLING UNITS
PROVIDED : 128

PREMIUM F.S.I. TABLE (AS/ R.A.H.)

F.P.NO.	F.S.I. AS PER [3642.00 X 1.80] 6555.60 SQ.MT.		PERM. PREMIUM F.S.I. [3642.00 X 0.90] 3277.80 SQ.MT.		20 % RATE OF JANTRI Rs.7000.00 PER SQ.MT. FOR F.S.I. 969.01 SMT. PAYBLE AMOUNT AS/ JANTRI-RATE (1332.41 smt. X 7000 X 20%)	
	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL
84	5784.64	770.96	1332.41	-----	18,65,374.00	-----

PREVIOUS PAID AMOUNT : Rs. 27,13,230.00

AFFORDABLE HOUSING BUILT UP AREA STATEMENT IN SQ.MT. [TOWER ABC] 2BHK,66 FLATS,32 SHOPS

UNITS NO	GROUND FLOOR	UNITS NO	FIRST FLOOR	UNITS NO	2ND FLOOR	UNITS NO	3RD FLOOR	UNITS NO	4TH FLOOR	UNITS NO	5TH FLOOR	UNITS NO	6TH FLOOR
1	24.51	1	24.84	201	60.80	301	60.80	401	60.80	501	60.80	601	60.80
2	24.07	2	16.35	202	60.80	302	60.80	402	60.80	502	60.80	602	60.80
3	19.58	3	13.20	203	60.80	303	60.80	403	60.80	503	60.80	603	60.80
4	19.58	4	13.20	204	60.80	304	60.80	404	60.80	504	60.80	604	60.80
5	24.25	5	16.35	201	60.80	301	60.80	401	60.80	501	60.80	601	60.80
6	24.24	6	16.35	202	60.80	302	60.80	402	60.80	502	60.80	602	60.80
7	24.25	7	16.34	203	60.80	303	60.80	403	60.80	503	60.80	603	60.80
8	31.84	8	22.55	204	60.80	304	60.80	404	60.80	504	60.80	604	60.80
9	31.84	9	22.55	201	60.80	301	60.80	401	60.80	501	60.80	601	60.80
10	24.25	10	16.34	202	60.80	302	60.80	402	60.80	502	60.80	602	60.80
11	24.26	11	16.35	203	60.80	303	60.80	403	60.80	503	60.80	603	60.80
12	24.26	12	16.35	204	60.80	304	60.80	404	60.80	504	60.80	604	60.80
13	19.58	13	13.20										
14	19.58	14	13.20										
15	24.07	15	16.35										
16	24.51	16	24.84										
RESI-1	59.52	FLAT-103	60.80										
RESI-2	59.53	FLAT-104	60.80										
		FLAT-103	60.80										
		FLAT-104	60.80										
		FLAT-103	60.80										
		FLAT-104	60.80										
TOTAL	503.72	TOTAL	643.16	TOTAL	729.60	TOTAL	729.60	TOTAL	729.60	TOTAL	729.60	TOTAL	729.60

AFFORDABLE HOUSING BUILT UP AREA STATEMENT IN SQ.MT (TOWER D) 2-BHK ,30 Nos of Flat

TOWER	GROUND FLOOR	FLAT NO.	1st FLOOR BUILT UP AREA	2nd FLOOR BUILT UP AREA	3rd FLOOR BUILT UP AREA	4th FLOOR BUILT UP AREA	5th FLOOR BUILT UP AREA	TOTAL
D-2BHK	PARKING	1	60.25	60.25	60.25	60.25	60.25	301.25
		2	60.25	60.25	60.25	60.25	60.25	301.25
		3	60.25	60.25	60.25	60.25	60.25	301.25
		4	60.25	60.25	60.25	60.25	60.25	301.25
		5	60.25	60.25	60.25	60.25	60.25	301.25
		6	60.25	60.25	60.25	60.25	60.25	301.25
		TOTAL	361.50	361.50	361.50	361.50	361.50	1807.50

AFFORDABLE HOUSING BUILT UP AREA STATEMENT IN SQ.MT (TOWER E) 1-BHK ,30 Nos of Flat

TOWER	GROUND FLOOR	FLAT NO.	1st FLOOR BUILT UP AREA	2nd FLOOR BUILT UP AREA	3rd FLOOR BUILT UP AREA	4th FLOOR BUILT UP AREA	5th FLOOR BUILT UP AREA	TOTAL
E-1BHK	PARKING	1	39.78	39.78	39.78	39.78	39.78	198.90
		2	39.78	39.78	39.78	39.78	39.78	198.90
		3	39.78	39.78	39.78	39.78	39.78	198.90
		4	39.78	39.78	39.78	39.78	39.78	198.90
		5	39.78	39.78	39.78	39.78	39.78	198.90
		6	39.78	39.78	39.78	39.78	39.78	198.90
		TOTAL	238.68	238.68	238.68	238.68	238.68	1193.40

BUILT UP AREA STATEMANT

TOWER / USE	ABC COMM.	ABC RESI.	TOTAL	D RESI.	E RESI.	TOTAL COMM.	RESI.	TOTAL
GR.FLOOR	409.49	472.79	882.28	410.07	273.50	409.49	1156.36	1565.85
1ST.FLOOR	409.49	434.14	843.63	409.91	273.50	409.49	1117.55	1527.04
2ND.FLOOR		797.52	797.52	409.91	273.50		1480.93	1480.93
3RD.FLOOR		797.52	797.52	409.91	273.50		1480.93	1480.93
4TH.FLOOR		797.52	797.52	409.91	273.50		1480.93	1480.93
5TH FLOOR		797.52	797.52	409.91	273.50		1480.93	1480.93
6TH FLOOR		436.48	436.48				436.48	436.48
6TH FLOOR		436.48	436.48				436.48	436.48
STAIR CABIN		73.08	73.08	48.37	34.82		156.27	156.27
TOTAL	818.98	5043.05	5862.03	2507.99	1675.82	818.98	9226.86	10045.84

F.S.I. AREA STATEMANT

TOWER / USE / FLOOR	ABC COMM.	ABC RESI.	TOTAL	D RESI.	E RESI.	TOTAL COMM.	RESI.	TOTAL
GR.FLOOR	385.48	118.47	503.95	0	0	385.48	118.47	503.95
1ST.FLOOR	385.48	363.44	748.92	361.54	238.68	385.48	963.66	1349.14
2ND.FLOOR		726.81	726.81	361.54	238.68		1327.03	1327.03
3RD.FLOOR		726.81	726.81	361.54	238.68		1327.03	1327.03
4TH.FLOOR		726.81	726.81	361.54	238.68		1327.03	1327.03
5TH FLOOR		726.81	726.81	361.54	238.68		1327.03	1327.03
6TH FLOOR		363.40	363.40	0	0		363.40	363.40
6TH FLOOR		363.40	363.40					
TOTAL	770.96	4115.95	4886.91	1807.70	1193.40	770.96	7117.05	7888.01
TOTAL	4886.91			3001.10		7888.01		

TOWER-ABC

FRONT ELEVATION

MUSDDARUP NAGAR RACHNA YOJNA NO. 44 [BAPOD] MUJABNI DARKHAST

R.S.NO.	ORIGNAL PLOT NO.	ORIGNAL PLOT AREA	FINAL PLOT NO.	FINAL PLOT AREA
507	84	6070.00 sq.mt.	84	3642.00 sq.mt.

see regulation no. 3.2(ix)

A AREA STATEMENT		SQ. MTS.
AREA OF LAND AS/RECORD	F.P.NO. 84	3642.00
OR AS PER SITE CONDITION		-------
2 agriculture land		-------
(A) PROPOSED ROAD		-------
(B) ANY RESERVATION-		-------
BALANCE AREA OF PLOT		-------
C) COMMON PLOT [10%]	364.20	365.80
3 NET AR. OF BUILD. UNIT		3276.20
4 PERM. BUILT UP AR. ON GR.FL.		-------
PERMISSIBLE F.S.I.	[1.80] [3642.00 X 1.80]	6555.60
PREMIUM F.S.I.	[2.70] [3642.00 X 2.70]	9833.40
5 EXISTING BUILT UP AREA		-------
(A) GROUND FL.		0603.61
(B) OUT HOUSE/GARRAGE)		-------
(C) FIRST FL.		-------
(D) UPPER FL.		-------
TOTAL EXISTING BUILT UP AREA		0603.61
6 PROPOSED BUILT UP AREA		-------
(1) GROUND FL. (MAIN STRUCTURE)		-------
TOTAL PROPOSED BUILT UP AREA		0603.61
7 GRAND TOTAL OF BUILT UP AREA ON GR.FL.		

LIST OF DRAWING ATTACHED

SR.NO.	DESCRIPTION	COPIES

REFERANCE

LAST APPROVED PLAN(IF ANY)

PERMISSION ORDER NO -

DATE OF APPROVAL

DES. OF PROPERTY & PROP--OSED DEVELOPMENT WORK

EXIS. FLOOR SPACE AREA	B/UP AR. COM.	B/UP AR. RESI.	F.S.I. AR. COM.	F.S.I. AR. RESI.
BASEMENT FLOOR	-------	-------	-------	-------
GROUND FLOOR	409.49	1156.36	385.48	118.47
FIRST FLOOR	409.49	1117.55	385.48	0963.66
SECOND FLOOR	-------	1480.93	-------	1327.03
THIRD FLOOR	-------	1480.93	-------	1327.03
FOURTH FLOOR	-------	1480.93	-------	1327.03
FIFTH FLOOR	-------	1480.93	-------	1327.03
SIXTH FLOOR	0436.48[PROPOSED] + exist.0436.48		-------	0363.40 exist. + 0363.40 [PROPOSED]
STAIR CABIN	-------	0156.27	-------	-------
TOTAL FLOOR SPACE AREA	818.98	8790.38	770.96	6753.65
TOTAL PROPOSED FLOOR SPACE AREA		0436.48		0363.40
TOTAL EXIS. FLOOR SPACE AR. (IF ANY)	9609.35		7524.61	
GRAND TOTAL OF FLOOR SPACE AREA	10045.84		7888.01	
TOTAL F.S.I. CONSUMED			2.165 < 2.70	

7888.01 X 2.70 / 9833.40 = 2.165

PARKING STATEMENT

TOTAL MAXIMUM POSSIBLE FLOOR SPACE AREA			TOTAL REQUIRE PARKING SPACE		~~RES.FOR CAR 50 %~~
RESI. - R1	4115.95		(20%)	823.19	
RESI. - RAH	3001.10		(20%)	600.22	
COMMERCIAL	0770.96		(50%)	385.48	
INDUSTRIAL	-----		~~(10%)~~		
TOTAL	7888.01		~~(00%)~~	1808.89	

TOTAL PROVIDED PARKING SPACE	PROVIDED ON OTHER LVL.	PROVIDED ON GROUND LVL.	TOT.SQ.MT.
RESIDENTIAL		1851.46	
COMMERCIAL			
~~INDUSTRIAL~~			
~~OTHER~~			
PROVIDE PARK.			

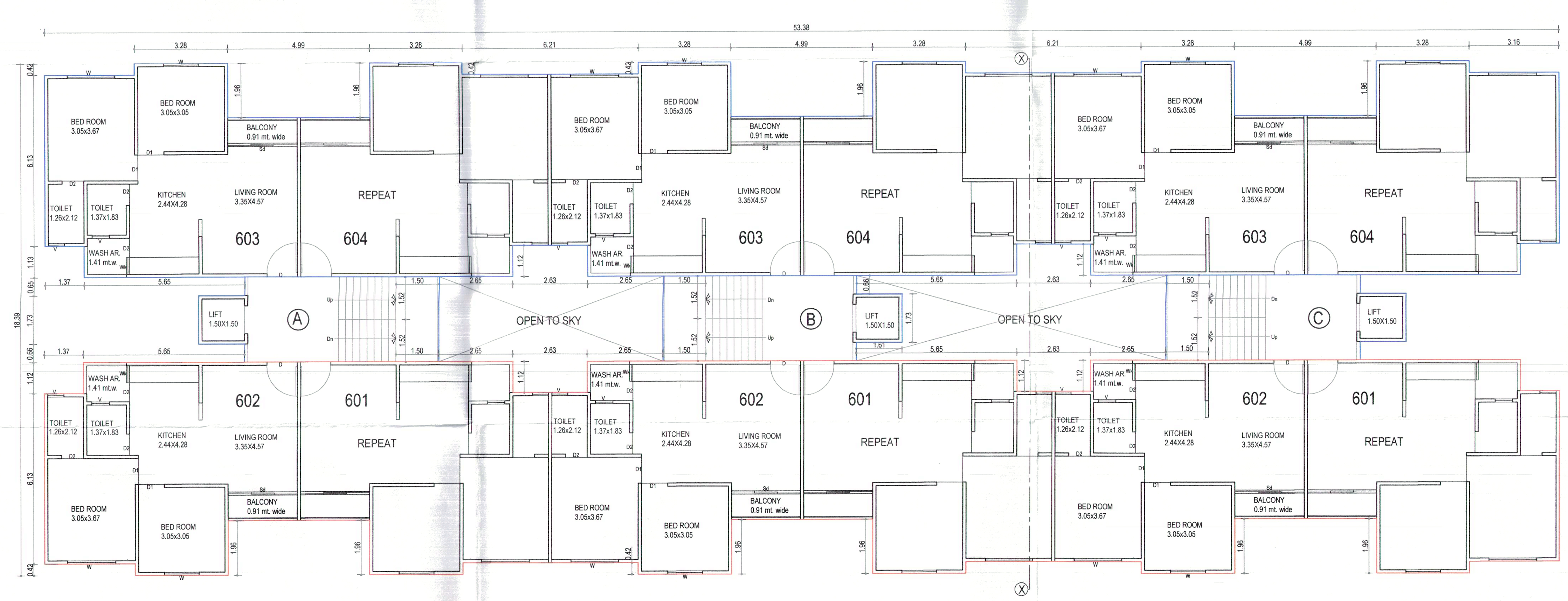
NORTH LINE	SCALE	DATE
NORTH	1.00 CM. = 1.00 MT.	

SCHEDULE OF OPENING

DOORS :
SD : 1.50 X 2.10
D : 1.05 X 2.10
D1 : 0.90 X 2.10
D2 : 0.75 X 2.10

WINDOWS :
W : 1.50 X 1.20
W1 : 1.20 X 1.20
W2 : 0.75 X 1.20
W3 : 0.90 X 0.90
W4 : 0.60 X1.20
W5 : 0.45 X1.20

VANTILATOR :
V : 0.90 X 0.60



TOWER-ABC

[12 FLATS]

SIXTH FLOOR PLAN

RESI.BUILT UP AREA : 436.48 SQ.MT.[EXISTING]
RESI.F.S.I. AREA : 363.40 SQ.MT.[EXISTING]
RESI.BUILT UP AREA : 436.48 SQ.MT.[PROPOSED]
RESI.F.S.I. AREA : 363.40 SQ.MT.[PROPOSED]
RESI.STAIR+LIFT+PASS. : 73.08

' RESIDENTIAL AFFORDABLE HOUSING SCHEME'

(R.A.H.)REVISED RESIDENTIAL SCHEME IN R.S.No:507, F.P.No:84,T.P.No:44,O.P.No:84, AT VILLAGE : BAPOD , DIST: VADODARA.

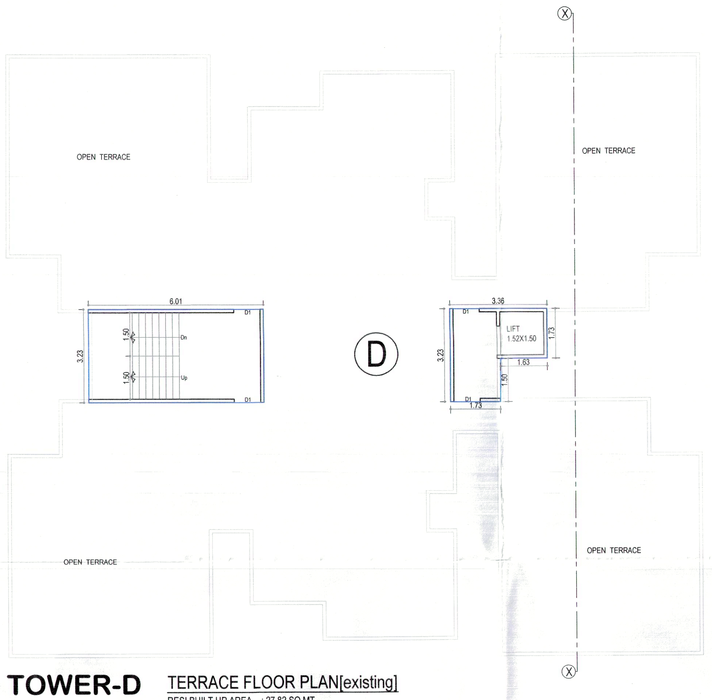
Signature

Owner/Builder/Organiser/Developer of Authorised/ Agent of Owner

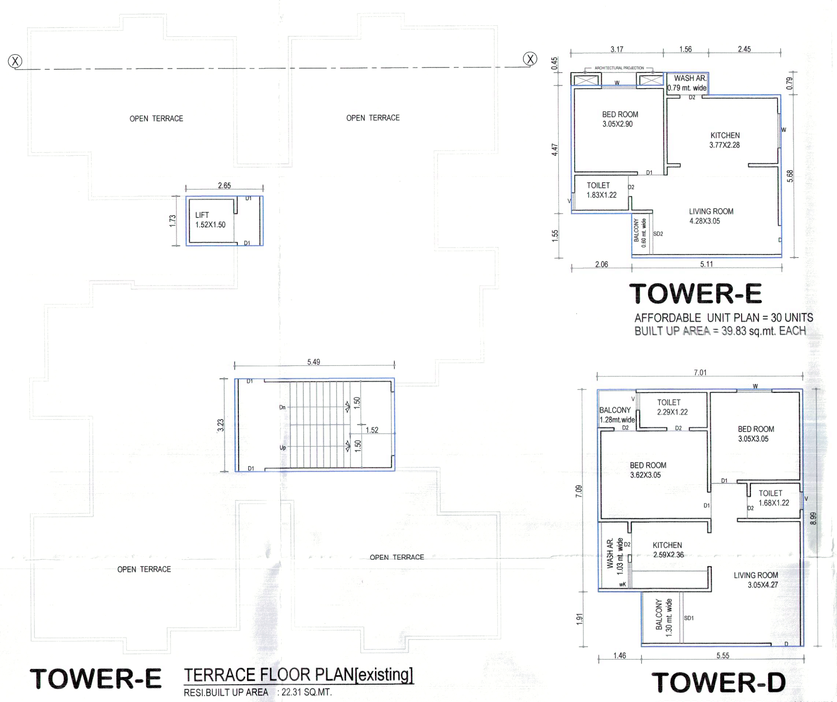
Signature

arya associates
architect & engineers
Nitin Kapadi
aor.lic.no.- aor/43/18-23
vmss.lic.no.- Eor/37/19-20
vuda.lic.no.- Eor/225/19-20
301, Silver coin complex, Nr. cow circle, Akota, Vadoadara

Approved Subject to Condition laid Down in Building Permission.
Ward No. E
Order No: BP/4241/2020/RC-20
Date : 22-09-2020
Dy. Town Development of Vadodara Mahanagar palika



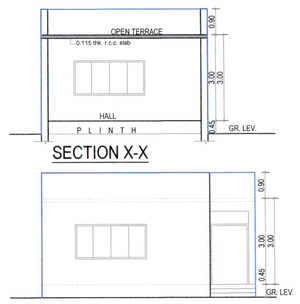
TOWER-D TERRACE FLOOR PLAN[existing]
RESI.BUILT UP AREA : 27.82 SQ.MT.



TOWER-E TERRACE FLOOR PLAN[existing]
RESI.BUILT UP AREA : 22.31 SQ.MT.

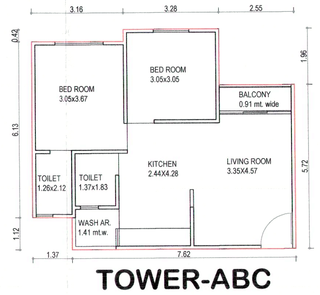
TOWER-E
AFFORDABLE UNIT PLAN = 30 UNITS
BUILT UP AREA = 39.83 sq.mt. EACH

TOWER-D
AFFORDABLE UNIT PLAN = 30 UNITS
BUILT UP AREA = 60.25 sq.mt. EACH

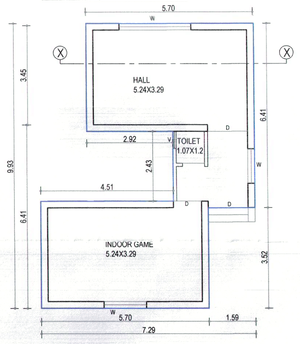


SECTION X-X

FRONT ELEVATION

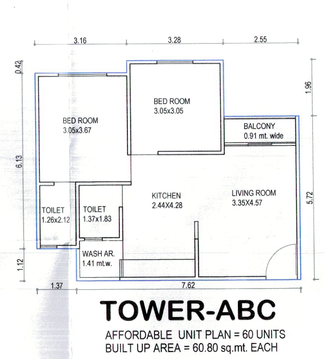


TOWER-ABC
AFFORDABLE UNIT PLAN = 06 UNITS
BUILT UP AREA = 60.80 sq.mt. EACH

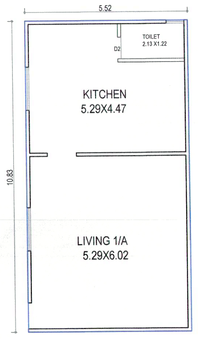


CLUB HOUSE
GROUND FLOOR PLAN
BUILT UP AREA : 49.85 SQ.MT.

COMMONPLOT AREA SATEMANT	
COMMON PLOT AREA :	367.62 sq.mt.
PERMI. BUP 15 % :	55.14 sq.mt.
PROPOSED BUP AR :	49.85 sq.mt.



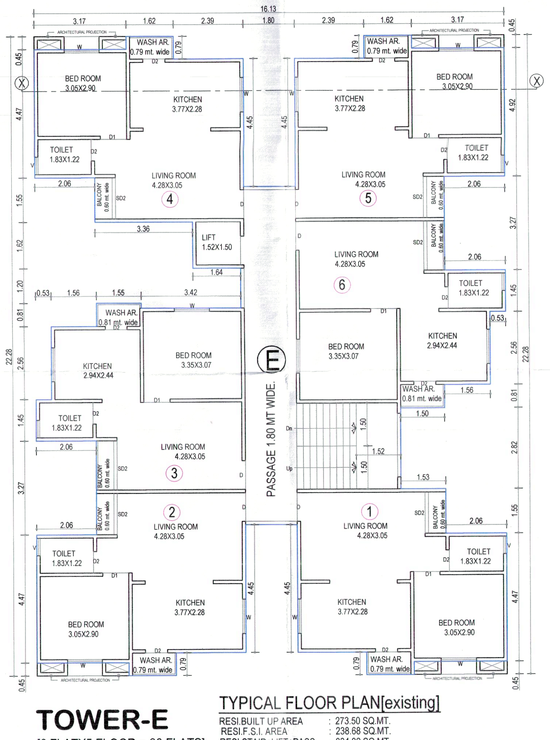
TOWER-ABC
AFFORDABLE UNIT PLAN = 60 UNITS
BUILT UP AREA = 60.80 sq.mt. EACH



TOWER-ABC
AFFORDABLE UNIT PLAN = 2 UNITS
BUILT UP AREA = 59.84 sq.mt. EACH

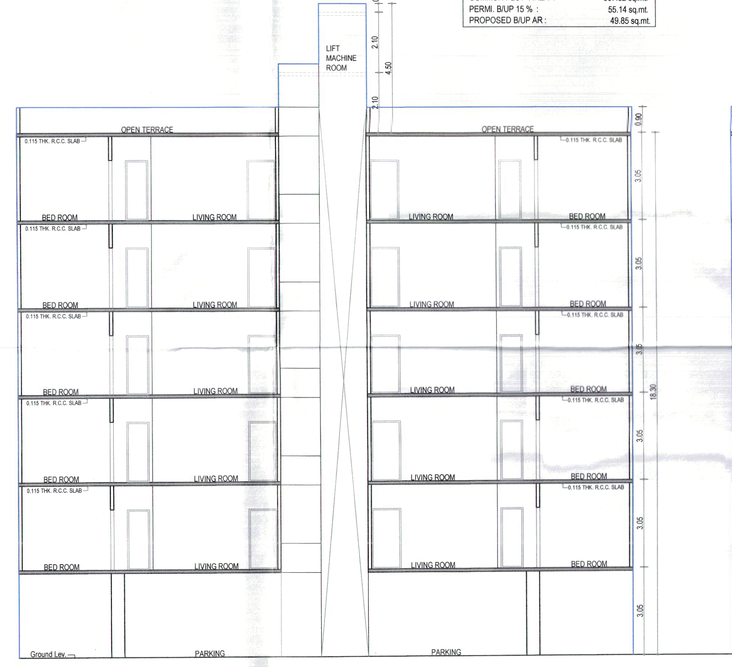
TOWER-D
[6 FLATX5 FLOOR = 30 FLATS]

TYPICAL FLOOR PLAN[existing]
RESI.BUILT UP AREA : 409.91 SQ.MT.
RESI.F.S.I AREA : 361.54 SQ.MT.
RESI.STAIR+LIFT+PASS. : 48.37 SQ.MT.



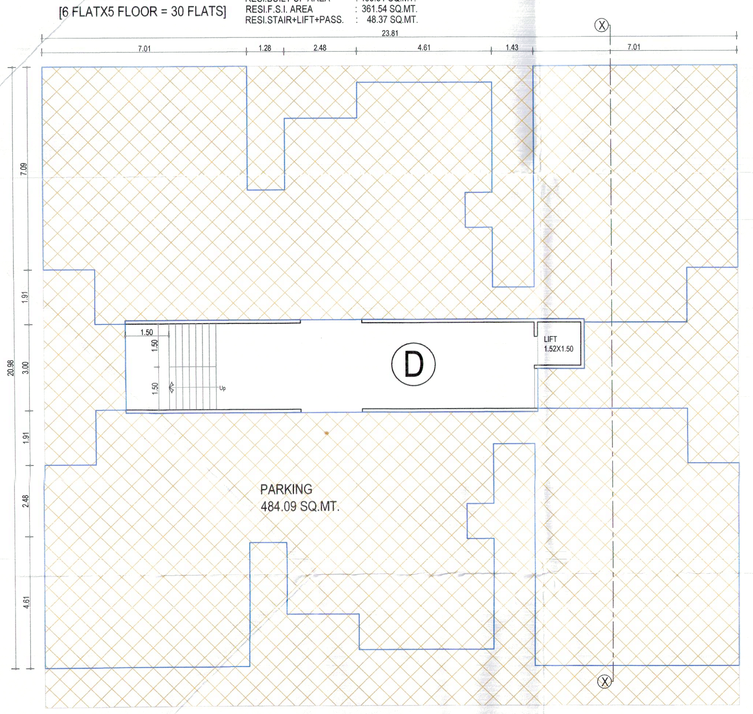
TOWER-E
[6 FLATX5 FLOOR = 30 FLATS]

TYPICAL FLOOR PLAN[existing]
RESI.BUILT UP AREA : 273.50 SQ.MT.
RESI.F.S.I AREA : 238.68 SQ.MT.
RESI.STAIR+LIFT+PASS. : 034.82 SQ.MT.

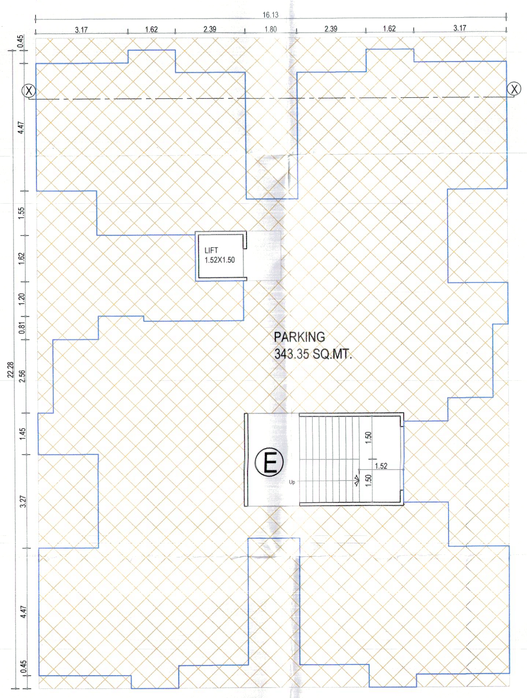


TOWER-D
SECTION X-X

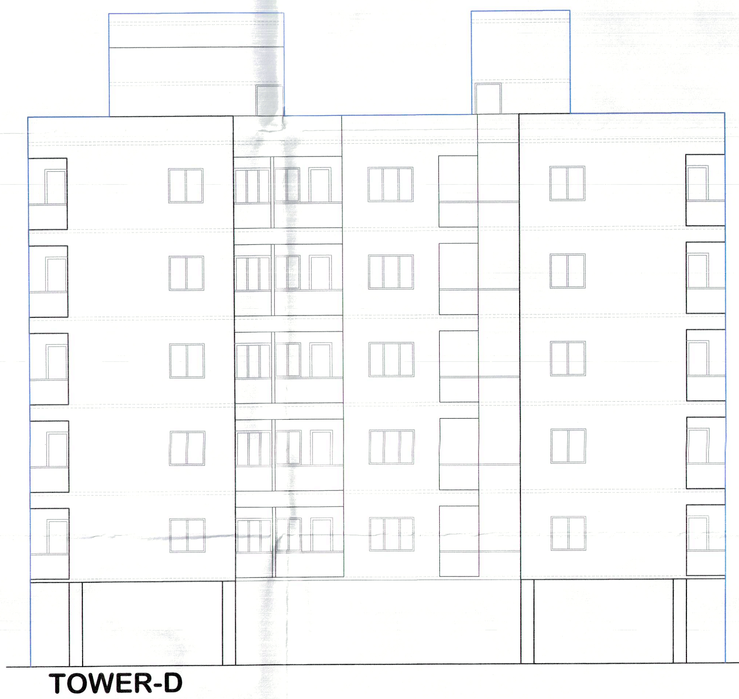
TOWER-E
SECTION X-X



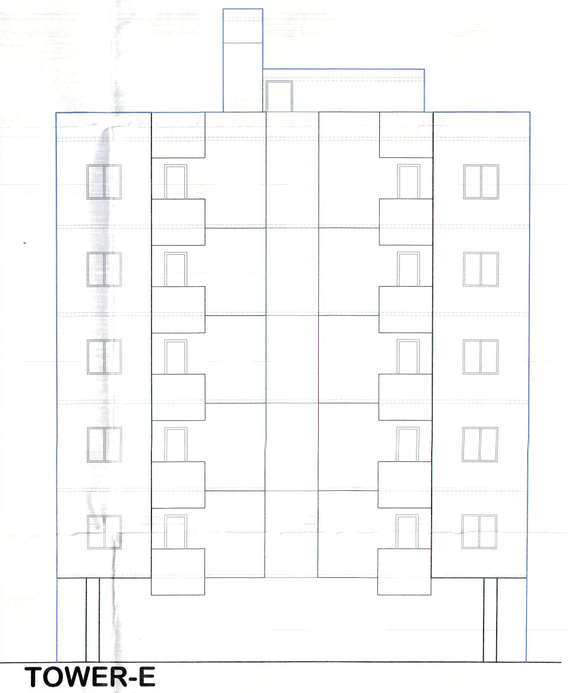
TOWER-D GROUND FLOOR PLAN[existing]
SCALE: 1.00 CM. = 1.00 MT.
RESI.BUILT UP AREA : 410.07 SQ.MT.
PARKING AREA : 484.09 SQ.MT.



TOWER-E GROUND FLOOR PLAN[existing]
SCALE: 1.00 CM. = 1.00 MT.
RESI.BUILT UP AREA : 273.50 SQ.MT.
PARKING AREA : 343.35 SQ.MT.



TOWER-D
FRONT ELEVATION



TOWER-E
FRONT ELEVATION

' RESIDENTIAL AFFORDABLE HOUSING SCHEME' (R.A.H.)REVISED RESIDENTILA SCHEME OF R.S.No:507, F.P.No:84, T.P.No:44, O.P.No:84, AT VILLAGE : BAPOD , DIST: VADODARA.

Signature
Owner/Builder/Organiser/Developer of Authorised/ Agent of Owner

Signature
arya associates
architect & engineers
Nitin Kapadi aor.lic.no.- aor/43/18-23
vmss.lic.no.- Eor/37/19-20 vuda.lic.no.- Eor/225/19-20
301, Silver coin complex, Nr. cow circle, Akota, Vadodara